



Arcadia Lite Income Property Investment Opportunity

Welcome to a rare investment opportunity in the desirable Arcadia Lite neighborhood of Phoenix. This presentation outlines a compelling income-generating property that combines a single-family residence with a fully renovated fourplex, offering multiple revenue streams and exceptional returns in one of Phoenix's most sought-after locations.

Property Overview

Prime Location & Size

- Located in desirable Arcadia Lite neighborhood of Phoenix
- Nearly half-acre lot (18,820 square feet)
- Combined 4,468 square feet of living space
- Recently renovated in 2022 with full cosmetic remodel

Property Composition

- Main house: 3 bed/2 bath, 1,748 sq ft
- Fourplex: Four 1 bed/1 bath units, each 680 sq ft (2,720 sq ft total)
- Each fourplex unit features a private backyard area & the backyard of the Main House features a covered patio & private pool.



Property Address: 3139 N 40th St, Phoenix, AZ 85018

Premium Amenities & Features



Fully Renovated Interiors

Complete cosmetic remodel completed in 2022 featuring modern finishes, updated kitchens and bathrooms, and contemporary design throughout all units.

Each unit has been thoughtfully designed to maximize rental appeal and command premium rates in both long-term and short-term rental markets. The property's extensive amenities create a competitive advantage over similar rental offerings in the area.



Private Swimming Pool

Secured swimming pool exclusive to the main house, perfect for attracting premium tenants or enhancing short-term rental appeal.



Recreational Amenities

Property features unique recreational amenities including a putting green and bocce ball court, creating a resort-like experience for tenants.

Income Potential Analysis

Proven Revenue History

- Previous tenant paid \$24,000/month for 2 years
- Recent monthly income averaged \$20,000 in Q1 2025
- Monthly operating expenses average \$1,600

The property has demonstrated consistent high-income potential through various rental strategies, with exceptionally strong revenue history that significantly outpaces comparable properties in the area.



Monthly Operating Expenses

Utilities

Water, electricity, gas, and internet services for all units. Strategic utilities management keeps costs controlled while providing all necessary services.

General Maintenance

Ongoing minor repairs and maintenance to preserve the property's condition and prevent larger issues from developing.



Pool Maintenance

Regular professional servicing of the pool including chemicals, cleaning, and equipment maintenance to ensure optimal condition year-round.

Landscaping

Comprehensive landscaping services to maintain the property's curb appeal and outdoor recreational areas, enhancing rental value.

Total monthly operating expenses average \$1,600, which includes all utilities, landscaping, pool maintenance, and general property upkeep. The recent renovation has minimized repair costs, making this property exceptionally efficient to operate compared to similar multi-unit properties.

Versatile Investment Opportunities

Multiple Revenue Strategies

This unique property configuration offers investors exceptional flexibility in how to maximize returns. The combination of a main residence with a fourplex creates opportunities that single-family or traditional multi-family properties cannot match.

The property's proven income history demonstrates its potential across various rental strategies, while its prime location in Arcadia Lite ensures strong tenant demand and property value appreciation.

1

Short-Term Rental

Capitalize on Phoenix's strong tourism and business travel market with premium nightly rates across all five units.

2

Long-Term Rental

Secure stable income with traditional leases for all units with minimal management requirements.

3

Residential Assisted Living

Convert to a specialized care facility leveraging the property's layout and amenities.

4

Sober Living Facility

Utilize the separated units and recreational amenities for recovery housing.

Next Steps for Interested Investors



This rare opportunity combines the stability of multi-family with the premium income potential of luxury short-term rentals in one of Phoenix's most desirable neighborhoods.

Schedule a Property Tour

Experience the property firsthand to appreciate its condition, layout, and income potential. See the recent renovations and premium amenities that command top rental rates.

Review Financial Documentation

Examine detailed income and expense records, including historical rental performance and maintenance costs to validate the investment opportunity.

Secure Financing

Connect with lenders experienced in income property financing to explore favorable terms for this high-performing asset.

For more information and to schedule a viewing: Contact Bryant Aplant at (480) 703-5914